

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.

Castle Bromwich | 0121 241 1100

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- AMAZING DECOR THROUGHOUT
- FOUR DOUBLE BEDROOMS
- FITTED WARDROBES TO BEDROOM TWO
- EXTENDED LOUNGE
- TWO RECEPTION ROOMS

Blandford Avenue, Castle Bromwich,
Birmingham, B36 9JB

£400,000



Property Description

WOW what a stunning four bedroom family home on one of the most desirable roads in Castle Bromwich, this home really does offer everything you need. Stylish décor from the moment you walk into the spacious hallway with lovely tiled flooring, wonderful extended lounge with feature chimney breast, panel walls and slide and open bifold doors, dining room with bay window, breakfast kitchen, utility and downstairs shower room, four double bedrooms to first floor with family bathroom offering separate shower cubicle, finishing off this stunning home is the landscaped rear garden with pergola. Located within 0.2 mile to local shops, amenities and transport links, call Green and Company to arrange your viewing.

PORCH With quarry floor tile and spotlights leading into:-

HALL With porcelain stone effect floor tiling, radiator, cloaks cupboard, stairs to first floor and doors to lounge, dining room and opening to kitchen.

LOUNGE 20' 1" x 13' 0" (6.12m x 3.96m) Is a wonderful room and is extended to rear and offers laminate herringbone flooring, panel feature walls, oak beam mantelpiece, slide and open bifold/french doors with perfect fit blinds, radiator.

DINING ROOM 14' 0" x 10' 0" (4.27m x 3.05m) Situated to front of home with bay window, blinds, wall lighting, laminate herringbone flooring, bifold doors to lounge and radiator.

KITCHEN 23' 11" x 7' 4" (7.29m x 2.24m) Which is a spacious size and benefits from breakfast/dining area, tiled porcelain stone effect flooring, minerva worktop and contrasting wall and base units, hexagonal feature wall tiling splashback, integrated dishwasher, integrated fridge freezer, range style cooker, inset bowl and drainer, window to rear with blinds, velux window to rear, spotlighting, radiator and pantry cupboard, door to:-

UTILITY ROOM 23' 6" x 5' 10" (7.16m x 1.78m) Via inner hallway with door to garage and WC, utility offers sink, worktop, plumbing, spotlight, door to rear, boiler, radiator and tiled flooring.

DOWNSTAIRS SHOWER ROOM With tiled wall and flooring, shower cubicle, mixer shower, wash basin, WC, spotlights.

GARAGE 12' 0" x 6' 9" (3.66m x 2.06m) Offers single and double opening doors and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR With generous landing and doors to all four bedrooms and family bathroom.

BEDROOM ONE 10' 4" x 13' 1" (3.15m x 3.99m) Offering window to rear, blinds and radiator.

BEDROOM TWO 14' 4" x 10' 1" (4.37m x 3.07m) Offering bay window to front, blinds, fitted wardrobe, spotlights and radiator.

BEDROOM THREE 11' 7" x 11' 0" (3.53m x 3.35m) With two windows to front, blinds, overstairs single storage, radiator.

BEDROOM FOUR 8' 7" x 11' 5" (2.62m x 3.48m) With window to rear, blinds and radiator.

BATHROOM Is a very spacious room and offers bath with tiled feature panel and wall, double shower cubicle with mixer shower, wash basin, WC, two feature radiators, tiled wall and floors, spotlights and window to side.

GARDEN Is a lovely landscaped generous area with natural stone patio, composite decked area with pergola, artificial lawn, rendered planters, shed, selection of palm trees and other shrubbery.

Council Tax Band E Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, Three, O2, limited for Vodafone and data likely available for EE, Three, O2, limited for Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 49Mbps. Highest available upload speed 12Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100